



# Plattsburgh, New York

Building and Zoning Department  
41 City Hall Place  
Plattsburgh, New York 12901  
Ph: (518) 563-7707  
Fax: (518) 563-6426

ZONING BOARD OF APPEALS  
CITY OF PLATTSBURGH  
41 CITY HALL PLACE  
(518) 563-7707

The Zoning Board of Appeals of the City of Plattsburgh will  
hold a Public Hearing on **March 19, 2012** at 7:00 PM in the  
Common Council Chambers, City Hall, to hear:

<u>APPEAL</u>	<u>APPLICANT</u>	<u>REQUEST</u>
1905	RANDY DAME 45 BOYNTON AVENUE	CLASS B VARIANCE AMEND PREVIOUSLY APPROVED APPEAL
1924	BETTY JOCK 16 ELIZABETH STREET	CLASS B VARIANCE COVER EXISTING PORCH WITH ROOF
1925	JAMES MUNGER 39 DRAPER AVENUE	CLASS B VARIANCE TO CONSTRUCT AN ADDITION WITHIN REQUIRED SIDE YARD SETBACK

NOTE: THE ORDER OF AGENDA IS SUBJECT TO CHANGE WITHOUT NOTICE



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March 8, 2012

Dear Owner/Occupant:

On March 19, 2012 at 7:00 P.M., in the Common Council Chambers at City Hall, there will be a public hearing of the Zoning Board of Appeals, to hear the request of the herein listed person who is seeking relief via a variance to the below stated provision of the Zoning Ordinance of the City of Plattsburgh. Since you own property adjoining the location where the variance to the Ordinance is requested, the Zoning ordinance provides that you receive this written notification informing you of the public hearing and proposed variance request.

**APPEAL:**

1925

**APPLICANT:**

JAMES MUNGER

**PROPOSED LOCATION:**

39 DRAPER AVENUE

**REQUEST:**

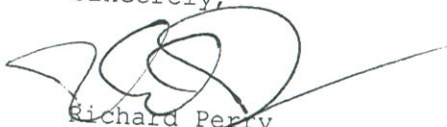
CLASS B VARIANCE,  
CONSTRUCT AN ADDITION WITHIN  
REQUIRED SIDE YARD SETBACK

**PROVISION APPEALED:**

270-10 SCHEDULE OF AREA AND BULK CONTROL

If you have any objections to the granting of the above request, or desire any further information concerning the request, you should attend the public hearing or present a signed statement expressing your views to this office before the hearing date. Your absence will indicate you have no objections to the aforesaid request.

Sincerely,

  
Richard Perry  
Building Inspector

RP/dj



207.18.2-23

39 Draper Ave.

16/10-3-00

Scale 1:20

EXISTING GRID OPEN  
DECK - PROPOSING TO  
COVER AND ENCLOSE  
AS GREENHOUSE IN  
PRESENT LOCATION

GARAGE

1160

7' 2 1/4"

SINGLE  
FAMILY  
HOME

PORCH

37 DRAPER AVE.

39 DRAPER AVE.

58

Draper Ave. — N

Draper Ave. — S + E





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March 8, 2012

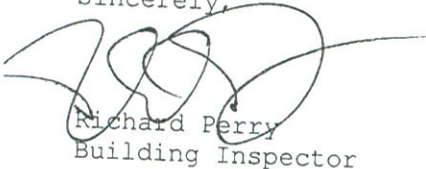
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APPEAL: 1924  
APPLICANT: BETTY JOCK  
PROPOSED LOCATION: 16 ELIZABETH STREET  
REQUEST: CLASS B VARIANCE,  
COVER EXISTING PORCH WITH ROOF  
PROVISION APPEALED: 270-10 SCHEDULE OF AREA AND BULK CONTROL

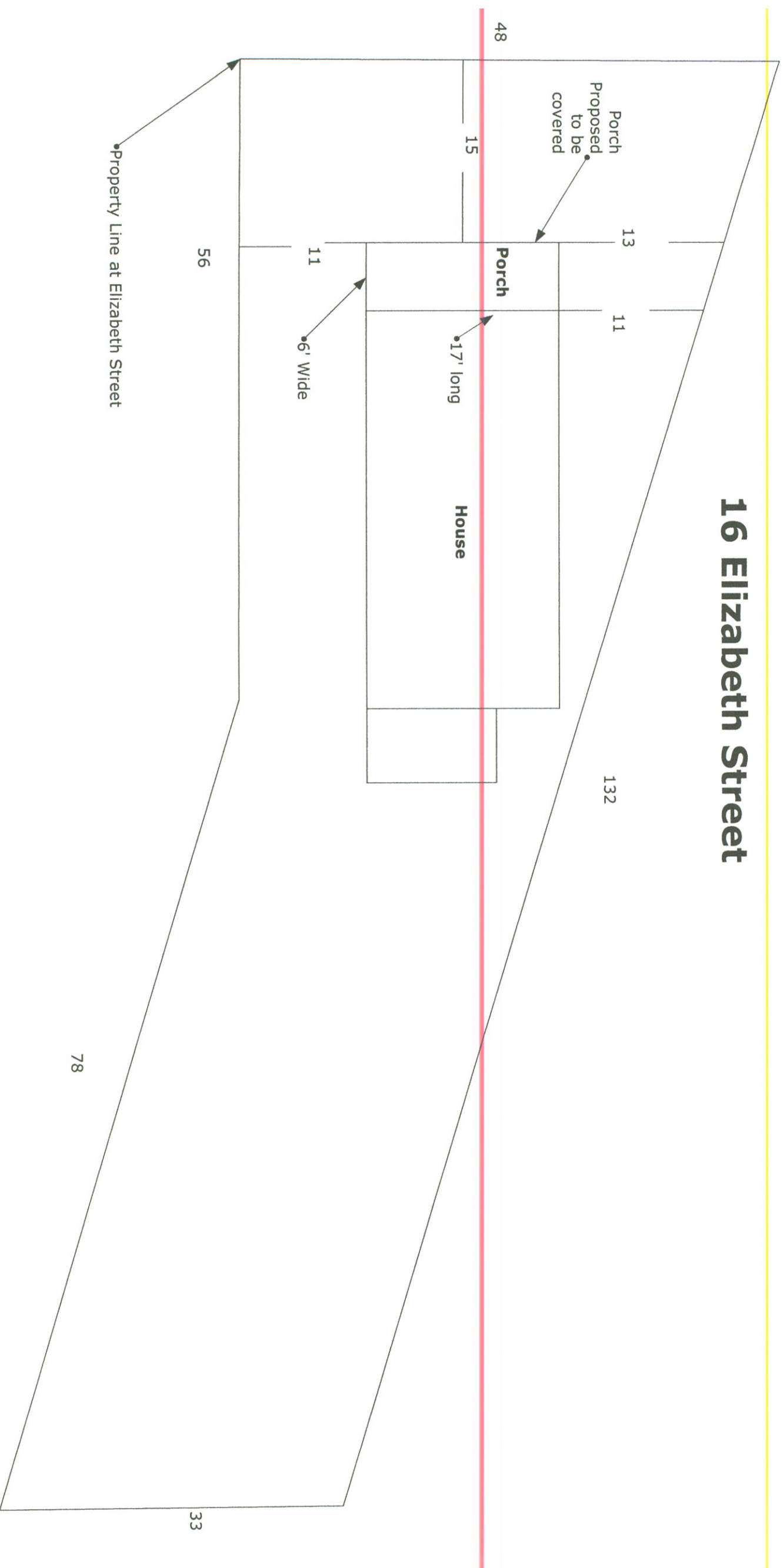
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Sincerely,

  
Richard Perry  
Building Inspector

RP/dj

**16 Elizabeth Street**





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APPEAL: 1905  
APPLICANT: RANDY DAME  
PROPOSED LOCATION: 45 BOYNTON AVENUE  
REQUEST: CLASS B VARIANCE,  
AMEND PREVIOUSLY APPROVED APPEAL  
PROVISION APPEALED: 270-10 SCHEDULE OF AREA AND BULK CONTROL

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Sincerely,

  
Richard Perry  
Building Inspector

RP/dj

Reference Deeds:

1. Parcel 1. Deeds to David Marnal and Diane K. Marnal, NY dated November 22, 1994  
recorded in Deed Liber 835 page 156

Reference Maps:

1. Survey map showing certain lands of David Marnal and Diane K. Marnal, NY with as shown and surveyed by David Marnal and Diane K. Marnal, NY dated November 22, 1994  
recorded in Deed Liber 835 page 156  
prepared by Design Engineering & Land Surveying, P.C.

Tax Map Reference:

Section 807.11 - Block 02, Lot 17  
City of Pittsburgh, County of Allegheny

per reference map #2



Legend:

- Fixed Property Evidence (as described)
- Completed corner
- Fire hydrant
- Manhole
- Water shut off
- Utility pole
- Subject Property line
- Overhead utility line
- Building setback line
- Public Works
- Overhead traffic signal
- Adjacent Property line

No.	Revision/Issue	Date

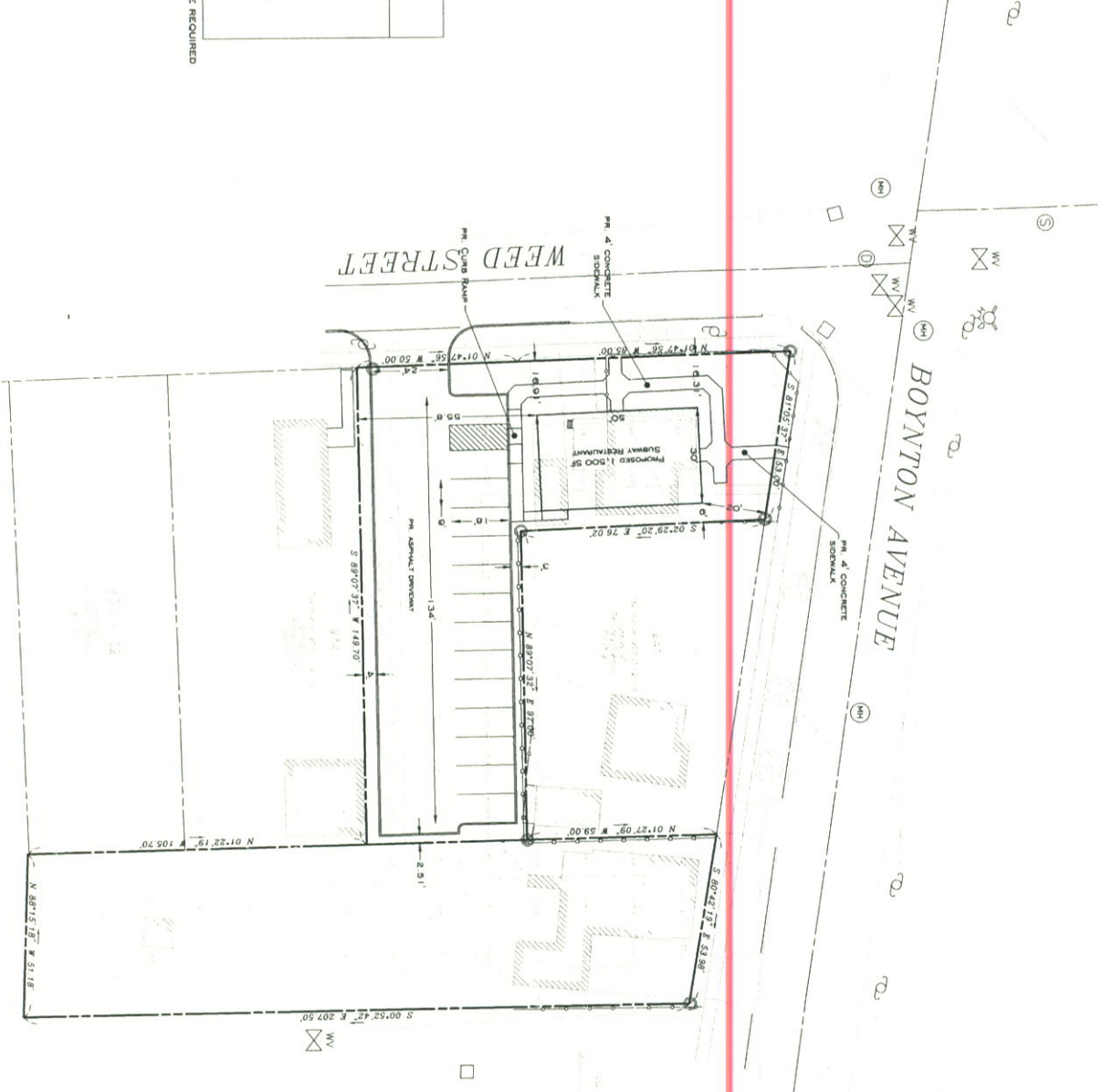
**RMS**  
ROBERT M. SUMTERLAND P.C.  
ENGINEERS - PLANNERS - SURVEYORS  
11111 11111 11111 11111 11111 11111 11111 11111 11111 11111  
PITTSBURGH, PA 15201  
M.B.R.C.O.M.

Map Showing  
**Dame Site Plan 2011**  
prepared for  
**Randy Dame**  
Preliminary Site Plan  
City of Pittsburgh  
Allegheny County  
State of New York

Project #	11022	Sheet	1/1
Date	02/27/12	Scale	1" = 20'
Drawn	KTW	Checked	KTW

Applicant Information  
Randy Dame  
561 Oak Dock Road  
Pittsburgh, NY 15201  
(412) 553-5350

Copyright R. M. SUMTERLAND, P.C., 2011



ZONING TABLE - ZONE B-1		
BULK REQUIREMENT	REQUIRED	PROPOSED
FRONT YARD	20 FT	*16.31 FT
SIDE YARD	NONE, IF PROVIDED, MIN. 12 FT	55.80 FT
REAR YARD	NONE, IF PROVIDED, MIN. 12 FT	*6.00 FT
MIN. LOT WIDTH	50 FT	50.00 FT
MIN. LOT DEPTH	100 FT	149.70 FT
MIN. LOT AREA	5,000 SF	11,179 SF
MAX. BUILDING COVERAGE	40%	12.79%
MIN. OPEN SPACE	15%	28.9%

\* VARIANCE REQUIRED

PARKING REQUIREMENTS:  
REQUIRED  
1 SPACE PER 50 SF OF CUSTOMER AREA  
1 SPACE PER 250 SF OF REMAINING AREA  
PROPOSED BUILDING AREA = 1,500 SF  
450 SF CUSTOMER AREA = 9 SPACES  
REMAINING 1,050 SF = 5 SPACES  
TOTAL = 14 SPACES  
PROPOSED  
14 SPACES PROVIDED = 1 HC + 13 STANDARD (9X16)

